BUILDING STANDARDS

Fire Detection

Building (Scotland) Act 2003

Guidance for Fire Detection Installation

For the installation of smoke detection within the City a building warrant may be required from the City Council.

This document aims to aid the application of a building warrant for work associated with the installation of new fire detection. To determine if a warrant is required please refer to the Guidance on Electrical Work:

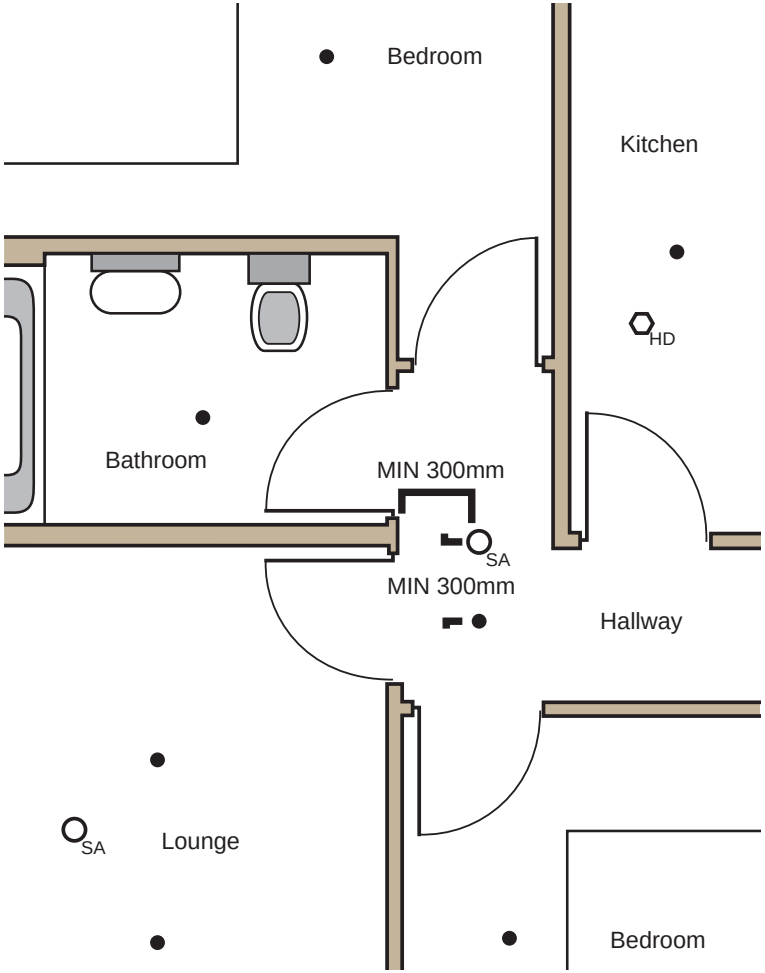
- http://www.gov.scot/Resource/0043/00431055.pdf

or contact the Planning and Building Standards Office on 01224 053746.

Making an application for Building Warrant
Building warrant is the permission which is required before starting "building" work.

The Application for Building Warrant form must be completed and submitted along with one set of plans and any additional supporting documents.

Please use the eBuilding Standards Portal for submission
www.ebuildingstandards.scot



Information

The building warrant application form should be carefully completed, and submitted along with the appropriate drawings and fees to the above address. Payments should be made online https://www.civicaepay.co.uk/AberdeenCityEstore/estore/default/Catalog/Index?fundcode=33 The fee is based on a scale which is dependent on cost of work. There is no neighbour notification procedure for building warrant applications.

Aberdeen City Council is the verifying body for warrant applications submitted within the geographical area of the City. The role of the verifier is to protect the public interest by providing an independent check and, when satisfied, approving building warrant applications. They also issue a notification of acceptance of the Completion Certificate if they are satisfied that the work complies with the relevant building regulations when the works have been carried out.

Other Permission

Submission of an application for building warrant does not exempt an applicant from obtaining any other permission which may be required, for example planning permission.

Drawings

You are required to submit one set of drawings for a warrant application. Further sets of drawings may be required prior to approval. The drawings submitted should normally be in a scale of 1:100 or 1:50 and show the following:

- sufficient elevations, plans and sections to provide a complete representation of the proposed development
- constructional details of all parts of the building
- structural details and design calculations (if required)
- details of plumbing and drainage work (if required)
- details of ventilation and electrical arrangements (if required)

Location Plans

A Location Plan should be to a scale of 1/1250 or 1/2500 and this should clearly show (*Ordnance Survey base preferred*);

- The location of the proposed development in relation to the nearest road junction
- Existing and proposed buildings
- The extent of the boundaries of the site
- The North point and the scale of the plan
- Detailed guidance on plans to be submitted is given in the Building Procedure (Scotland) Regulations
- In rural areas a map showing the site's relationship to the wider area should also be provided.

Please Note: The amount of information required on the drawings is dependant upon the application. Please refer to the example below for further guidance.

Information Relating to Fire Detection

Section 2.11 of the Domestic Technical Handbook outlines the guidance associated with fire detection and states a Grade D fire detection system should be installed in all dwellings comprising of:

- at least 1 smoke alarm installed in the principal habitable room*
- at least 1 smoke alarm in every circulation space on each storey such as hallways and landings
- at least 1 smoke alarm in every access room serving an inner room
- at least 1 heat alarm installed in every kitchen

*The principal habitable room is the most frequently used room by the occupants of a dwelling for general daytime living purposes.

Consideration should be given to the choice of detector depending on its location in order to reduce the amount of false alarms. As a rule of thumb an Optical smoke alarm should be used in the principle habitable room and in hallways adjacent to a kitchen, an Ionisation smoke alarm should be used in hallways adjacent to areas which produce large amounts of steam such as a bathroom and Multi sensor alarms can significantly reduce the amount of unwanted false alarms in certain circumstances. Finally Heat alarms should be used within kitchens and not used elsewhere in place of a smoke detector to reduce the amount of false alarms.

The various fire detectors should be in accordance with the relevant British Standard and/or European Standards as follows:

Optical smoke alarm - BS EN 14604: 2005

Ionisation smoke alarm - BS EN 14604: 2005

Multi sensor alarm - BS 5839: Part 6: 2004

Heat alarm - BS 5446: Part 2: 2003

Location of the fire detection is also to be considered and should be located follows:

- not more than 7m from the door to a living room of kitchen
- not more than 3m from every bedroom door, and
- in circulation spaces more than 7.5m long,
- no point within the circulation space should be more than 7.5m from the nearest smoke alarm
- the sensitive element of a smoke alarms should be located between 25mm and 600mm below the ceiling and at least 300mm away from any wall or light fittings
- the sensitive element of a heat alarms should be located between 25mm and 150mm below the ceiling

All smoke detection should be mains operated and permanently wired to a circuit. These detectors should also be interconnected in accordance with BS 5839: Part 6: 2004 and have a stand by supply which may take the form of a battery.

Note: the above advice is preliminary and other information may be required depending on the individual circumstance of the application.

Notification of work starting on site

When the work is about to start, you should submit the Starting Date Notification Form 1, which will be sent to you or your agent when your building warrant is approved. This form should be submitted online. On receipt of the starting date form this will, in most cases, generate a visit from the Building Standards Officer assigned to your project. If the work is of a very minor nature it is likely that a visit will be carried out when the completion certificate has been submitted to the council, as verifier, for acceptance. Each application is assessed on its own specific merits and the regime for inspections will be decided upon this basis.

Completion of the Works

When the work is finished the 'relevant person' (the applicant, usually the owner, tenant or developer) **must** submit the Completion Certificate to the Council, as verifier, for acceptance, or rejection if the work is incomplete or does not comply with the approved plans and building regulations.

The Completion Certificate (Form No.5) is included with the documents sent out when the building warrant approval documents were issued. Additional forms can be obtained from the Council if necessary.

If electrical work has been carried out, this must also be certified. There are a number of ways of doing this:

- If an approved certifier of construction has carried out the electrical work then that contractor will provide the appropriate certificate, duly completed, for the Council to verify.
- If the electrical contractor or electrician is not an approved certifier of construction then the appropriate certification taken from BS 7671:2001 should be submitted duly completed.
- If the electrical work was not carried out by a qualified electrician, it may be that you will have to have the installation checked by one and the appropriate certificate in accordance with point 2 above submitted.
- A certificate for the installation of the detection in accordance with BS 5839: Part 6: 2004 will also need to be submitted.

The Completion Certificate (and the electrical compliance information if appropriate) submitted to the Council will generate a visit from the Building Standards Officer for your project. If the work is of a minor nature, this may be the first visit.

If the work is satisfactory, you or your agent will receive Notification of Acceptance of the Certificate of Completion. This document is important if you decide to sell your property or for mortage purposes. If selling your property, the purchasing solicitor will insist that the necessary consents have been obtained and that work has been carried in accordance with the approvals granted.

If you do not have the Notifiaction of Acceptance of the Certificate of Completion it may generate problems regarding the sale of the property or affect its value.

For further advice

Please contact:

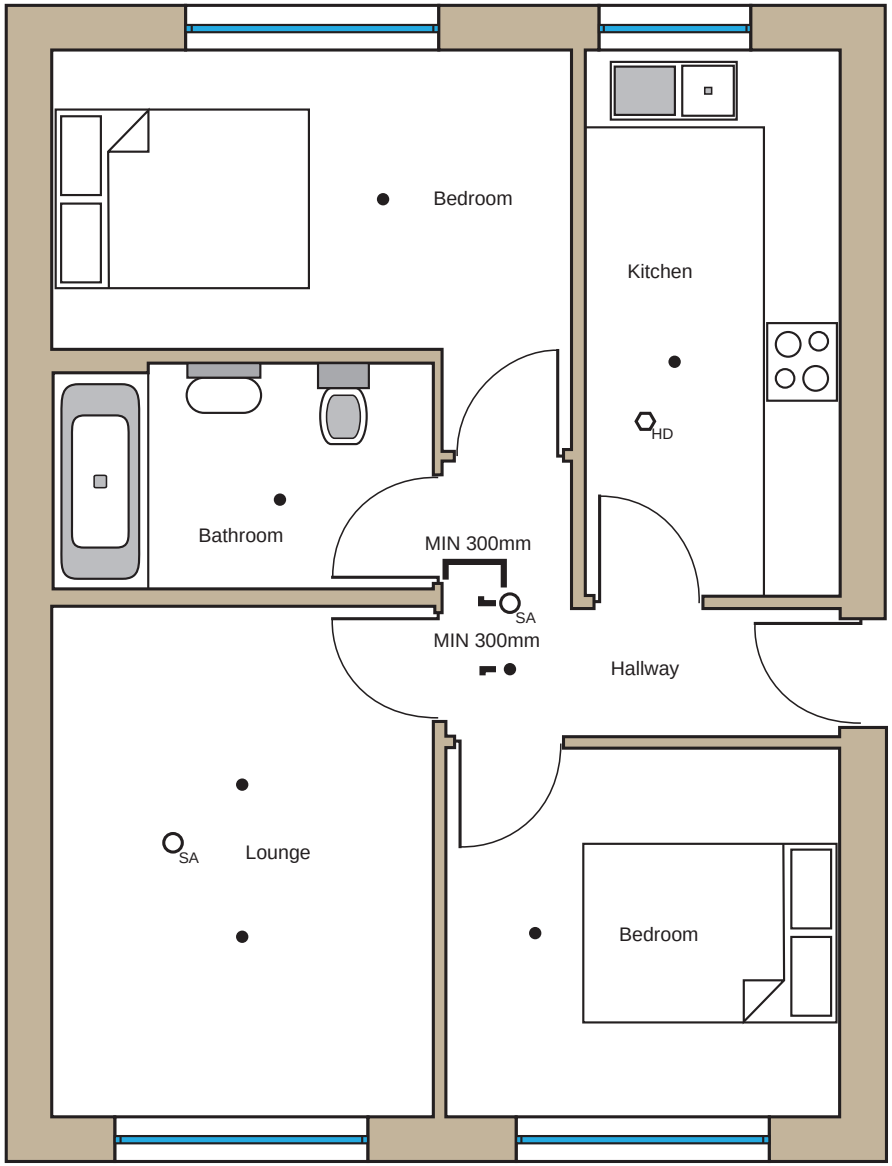
Technical Team (Applications)
Strategic Place Planning
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Telephone: **01224 053746**
E-Mail: **pi@aberdeencity.gov.uk**

Office hours are from 10:00am to 4:00pm Monday to Friday. If you wish to discuss some aspect of your application in detail it is advisable to telephone for an appointment before calling.

NOTES

- While anyone may prepare plans this task is best left to an Architect, or Building Consultant or other person experienced in preparing drawings and submitting applications.
- As owner of the building or the person who has applied for and received warrant approval it is in your best interests to appoint an appropriate professional (for example a chartered architect, chartered surveyor or building consultant) to look after your interests on site. It is **not** the intention of the building standards system that the verifying authority provides protection to a client in a contract with a builder.



Light Fitting
Smoke Alarm
Heat Detector

- Smoke detectors in accordance with BS EN 14604: 2005
- Heat detectors in accordance with BS 5446: Part 2: 2003
- All smoke and heat detectors to be wired to an independent circuit at the main distribution board, in which case no other electrical equipment should be connected to this circuit or a separately electrically protected regularly used local lighting circuit
- All detectors to be battery backed up with the standby capable of powering the smoke and heat alarms on the quietest mode for at least 72 hours whilst giving an audible or visual warning of power supply failure
- All detection to be interconnected in accordance with BS 5839: Part 6: 2004
- Detection to be located not more than 7m from the door to a living room of kitchen and not more than 3m from every bedroom door, and in circulation spaces more than 7.5m long, no point within the circulation space should be more than 7.5m from the nearest smoke alarm
- The sensitive element of a smoke alarms should be located between 25mm and 600mm below the ceiling and at least 300mm away from any wall or light fittings
- The sensitive element of a heat alarms should be located between 25mm and 150mm below the ceiling